

44

US Rev
Stamps
\$1.65



KNOW ALL MEN BY THESE PRESENTS: 1165 099

THAT I, Walter W. Combs, of Hampton Falls, in the County of Rockingham and State of New Hampshire, a Commissioner appointed by the Superior Court of said County on January 18, 1950; Parties to this action being Hortense Burnham et als vs. William Pevear et als,

In consideration of - - FIFTEEN HUNDRED (\$1500.00) DOLLARS - - - paid by Maud M. Perkins of Newburyport, in the County of Essex and Commonwealth of Massachusetts,

The receipt whereof is hereby acknowledged, do hereby in my said capacity as Commissioner, give, grant, bargain, sell and convey unto the said Maud M. Perkins, a certain lot or parcel of land situated in the town of Seabrook, in said County of Rockingham and State of New Hampshire, bounded and described as follows:

A certain parcel of land with the buildings thereon situate in said Seabrook, bounded and described as follows: Southerly by a driftway, lane, or road to the house of Levi Dow and the Railroad; Westerly by land now or formerly owned by David Chase; Northerly by the Depot Road; and Easterly in part by land now or formerly owned by John Chase, and partly by land now or formerly owned by Jonathan Walton. Containing eleven (11) acres, more or less.

Being the same premises acquired by Morgiaanna B. Pevear under the name of Morgia Boynton Pevear by deed of Nellie M. Dow recorded in Rockingham Registry of Deeds, Book 726, Page 413.

TO HAVE AND TO HOLD, the granted premises with all the privileges and appurtenances thereto belonging to the said Maud M. Perkins, her heirs and assigns, to her own use and behoof forever.

And I, Walter W. Combs, in my said Capacity as Commissioner, warrant and defend the same to the said grantee, her heirs and assigns against the lawful claims or damages of all persons claiming through me in my said capacity as Commissioner.

IN WITNESS WHEREOF, I, the said Walter W. Combs, Commissioner, do hereby set my hand and seal this 7th day of April, 1950.

Signed in presence of:

Lillian P. Brown

State of New Hampshire, County of Rockingham. April 7, 1950.

Personally appeared the above named Walter W. Combs, Commissioner, and acknowledged the foregoing instrument to be his free act and deed, Before me:-

Lillian P. Brown
Notary Public

Received and recorded Apr. 7, 1:45 P.M. 1950

41

Del.
Grantor
asked
stamp
\$ 55

1298 070

DEED OF WARRANTY

I, Maud M. Perkins, unmarried widow,

of Newburyport Essex Commonwealth
County, Massachusetts
~~XXXXXX~~, for consideration paid, grant to Jacob S. and Freda B. Fowler, as joint tenants
with rights of survivorship and not as tenants in common,

of Seabrook Rockingham County, State of
New Hampshire, with WARRANTY covenants, a certain lot or

(Description and incumbrances, if any)

parcel of land situated in the Town of Seabrook, in said County of Rockingham, and State of New Hampshire, and bounded and described as follows:

Beginning at a certain point on the southerly sideline of Railroad Avenue in said Seabrook, said point being the northwesterly corner of land deeded to Emily Brown by the grantor in June of 1953, and proceeding in a southerly direction for a distance of 200 feet to another point; thence turning and proceeding in a westerly direction parallel to the southerly sideline of Railroad Avenue for a distance of 75 feet to another point; thence turning and proceeding in a northerly direction parallel to the westerly sideline of the land of Emily Brown to a point on the southerly sideline of Railroad Avenue, so called; thence turning and proceeding along the southerly sideline of said Railroad Avenue for a distance of 75 feet, more or less, to the point of beginning.

Being a portion of the same premises conveyed to the grantor by Commissioner's Deed of Walter W. Combs dated April 7, 1950 and recorded in Rockingham Records, Book 1165, Page 99.



~~XXXXXX~~
~~XXXXXX~~
~~XXXXXX~~

WITNESS my hand and seal this 12 day of August, 1953.

Witness:

Marjorie D. Brown

Maud M. Perkins

STATE OF NEW HAMPSHIRE
Rockingham ss.

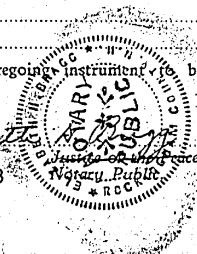
Maud M. Perkins

August 12, 1953.

Personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed. Before me,

Elyahette

Received and recorded Oct. 20, 12:55 P.M., 1953



1299

Del. Justice

1741
404

U.S. Reo.
Stamps

1.10



1309 486

DEED OF WARRANTY

Maud M. Perkins, Unremarried Widow,

of Newburyport, Essex County, State of
Massachusetts
for consideration paid, grant to Emily E. Brown

of Seabrook, Rockingham County, State of
New Hampshire, with WARRANTY covenants, a certain lot or

(Description and incumbrances, if any)

parcel of land situated in the Town of Seabrook, in said County of Rockingham, and State of New Hampshire, and bounded and described as follows:

Beginning at a certain point on the Southerly sideline of Railroad Avenue in said Seabrook, said point being the Northwest corner of land formerly belonging to John Chase and proceeding in a Southerly direction for a distance of 200 feet, more or less, to a point; thence turning and proceeding in a Westerly direction along other land of the Grantor for a distance of 180 feet, more or less, to another point; thence turning and proceeding along other land of the Grantor in a Northerly direction for a distance of 200 feet, more or less; thence turning and proceeding along the Southerly sideline of said Railroad Avenue in an Easterly direction for a distance of 148½ feet, more or less, to the point of beginning.

M.P.
By
J.P.

Being a portion of the same premises conveyed to the Grantor by Commissioner's Deed of Walter W. Combs, dated April 7, 1950 and recorded in Rockingham Records, Book 1165, Page 99.

E.B.

Wife of said Grantor, release to said Grantor all rights of husband

show, and hereinafter and other interest therein

WITNESS my hand and seal this 6 day of June, 1953

Witness:

Marjorie D Brown Maud M. Perkins

STATE OF NEW HAMPSHIRE
Rockingham ss.

Maud M. Perkins

June 6, 1953

Personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed. Before me

Elizabeth H. Briggs
Justice of the Peace
Notary Public
NEW HAMPSHIRE

Received and recorded Mar. 12, 10 A.M., 1954

14

Revenue Stamps -

1437 023

DEED OF WARRANTY

I, Maud M. Perkins, unremarried widow,

of Newburyport, Essex, Commonwealth of Massachusetts
~~for consideration paid, grant to~~ Jacob S. Fowler and Freda B. Fowler, as joint tenants with rights of survivorship.

of Seabrook, Rockingham County, State of New Hampshire, with WARRANTY covenants, a certain lot or

(Description and incumbrances, if any)

parcel of land situated in the Town of Seabrook, in said County of Rockingham, and State of New Hampshire, and bounded and described as follows:

Beginning at a certain point on the southerly sideline of Railroad Avenue, so-called, in said Seabrook, said point being the northwesterly corner of the tract herein conveyed, and proceeding in a southerly direction along other land of the grantees for a distance of 200 feet, more or less, to another point; thence turning and proceeding in a westerly direction along other land of the grantor for a distance of 139 1/2 feet, more or less, to another point; thence turning and proceeding in a northerly direction along land of Clifton Knowles for a distance of 200 feet, more or less, to another point; thence turning and proceeding in an easterly direction along the southerly bideline of said Railroad Avenue for a distance of 173 feet, more or less, to the point of beginning.

Being a portion of the same premises conveyed to the grantor by Commissioner's Deed of Walter W. Combs dated April 7, 1950 and recorded in Rockingham Records, Book 1165, Page 99.



WITNESS my hand and seal this 22nd day of September, 1956.

Witness:

Marjorie Brown

Maud M. Perkins

STATE OF NEW HAMPSHIRE
 Rockingham, ss.

Maud M. Perkins
 Personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.

September 22, 1956

Before me,

Elizabeth H. Cragg
 Justice of the Peace.
~~Notary Public~~

Received and recorded July 2, 2 P.M., 1957.

Del. State
 U.S. REV.
 Stamp
 \$.55

DEED OF WARRANTY

Jacob S. Fowler and Freda B. Fowler, husband and wife,

of Seabrook Rockingham County, State of
New Hampshire, for consideration paid, grant to Jacob S. Fowler, Jr.

of Seabrook Rockingham County, State of New Hampshire, with WARRANTY covenants,

(Description and incumbrances, if any)

A certain lot or parcel of land situated in the Town of Seabrook, in said County of Rockingham and State of New Hampshire, and bounded and described as follows:

Beginning at a certain point on the southerly sideline of Railroad Avenue, so-called, in said Seabrook, said point being the northwesterly corner of the tract herein conveyed, and proceeding in a southerly direction by land now or formerly of Clifton Knowles for a distance of 200 feet, more or less, to another point; thence turning and proceeding in a easterly direction by land belonging now or formerly to Maud Perkins for a distance of 83 feet, more or less, to another point; thence turning and proceeding in a northerly direction by other land of the grantors for a distance of 192.5 feet, more or less, to another point; thence turning and proceeding in a westerly direction along Railroad Avenue for a distance of 129 feet, more or less, to the point of beginning.

Being a portion of the same premises conveyed to the grantors by Warranty Deed dated September 22, 1956 and recorded in Rockingham Records, Book 1437, Page 23.

.....

XXXXXX and homestead and other interests XXXXXXXX
XX

WITNESS our hand and seal of this 10th day of September, 1964.

Witness:

Delores Connor
to both J.S. 7 & Y.B. 7.

JSE Jacob S Fowler
FBE Fred B. Fowler

STATE OF NEW HAMPSHIRE
Rockingham, SS.

Jacob S. Fowler and Freda B. Fowler

September 10th 19 64

Personally appeared and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me,

Delores Connor
Justice of the Peace.
~~Notary Public.~~

REC'D & RECORDED SEP 11 1964 10:15 a m

2219-0013

Know all Men by These Presents:

THAT Gerald F. Giles of Portsmouth, Rockingham County, New Hampshire,

0-15-17

APR 8 2 22 PM '74
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Executor ~~-----under the will~~ (administrat or of the estate) (~~trustee under the will~~
(guardian) ~~-----~~ (conservator) ~~-----~~ (receiver of the estate) ~~-----~~ (commissioner) of
Clifton B. Knowles, late of Seabrook, said County and State

by the power conferred by
license dated February 5, 1974 , and every other power, for

One Dollar and other valuable consideration (\$ 1 . 00) dollars paid, grant to

Richard H. Dickens and Raeleen F. Dickens as joint tenants with the right of survivorship both of Railroad Avenue, Seabrook, New Hampshire

A certain tract of land situated in Seabrook, Rockingham County, New Hampshire, being shown on plan entitled "Compiled Plan of Land in Seabrook, N.H.", dated Sept. 27, 1973 by Dana F. Perkins & Sons, and according to said plan bounded and described as follows:

Beginning at a point in the southerly line of Railroad Avenue, said point being the northeast corner of the herein described lot; thence running

(1) Southerly along land now or formerly of Boynton two hundred twenty (220) feet, more or less, to a point; thence running

(2) South 00° 51' 46" east along land of Demoulas seventy and 25/100 (70.25) feet to a point; thence turning and running

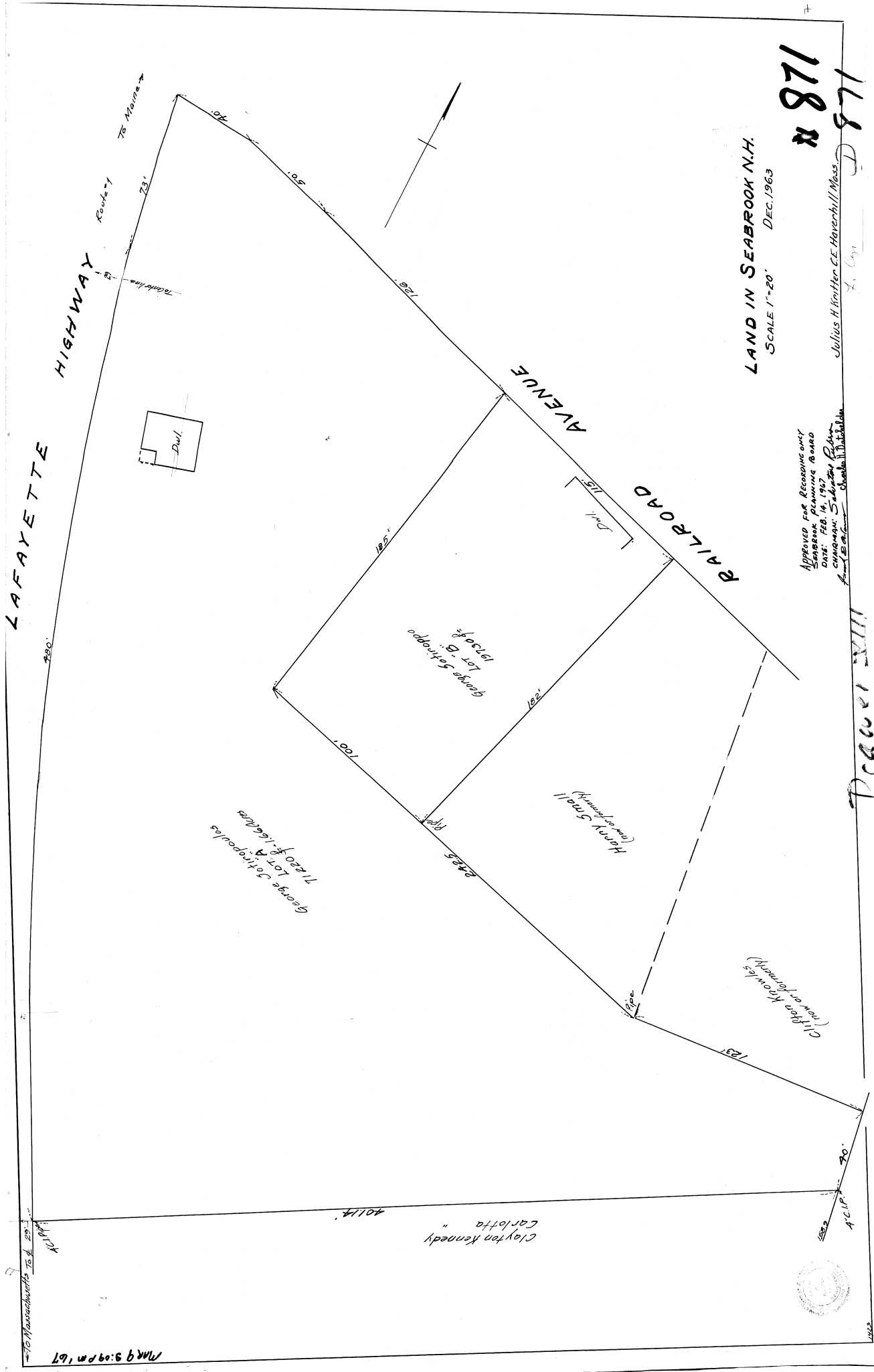
(3) North 88° 44' 53" west by land of Demoulas eighty-three and 05/100 (83.05) feet to a point; thence turning and running

(4) Northerly by land of Demoulas one hundred sixteen and 5/10 (116.5) feet to a nail in a concrete filled pipe; thence

(5) Continuing northerly partly by land now or formerly of Wm. Durkee one hundred ninety-three (193) feet, more or less, to a point in the southerly line of Railroad Avenue; thence turning and running

(6) Easterly by said Railroad Avenue ninety (90) feet, more or less, to the point of beginning.

For title reference see Estate of Clifton B. Knowles



LAND IN SEABROOK N.H.
SCALE 1"=20' DEC. 1963

128
871

APPROVED FOR RECORDING ONLY
SEABROOK PLANNING BOARD
DATE: FEB. 14, 1967
CHAMAN: Seabrook
Seabrook

Julius H. Knicker CE Haverhill Mass.
L. C. Knicker

Drawn by





Kevin Ryan

944-7100

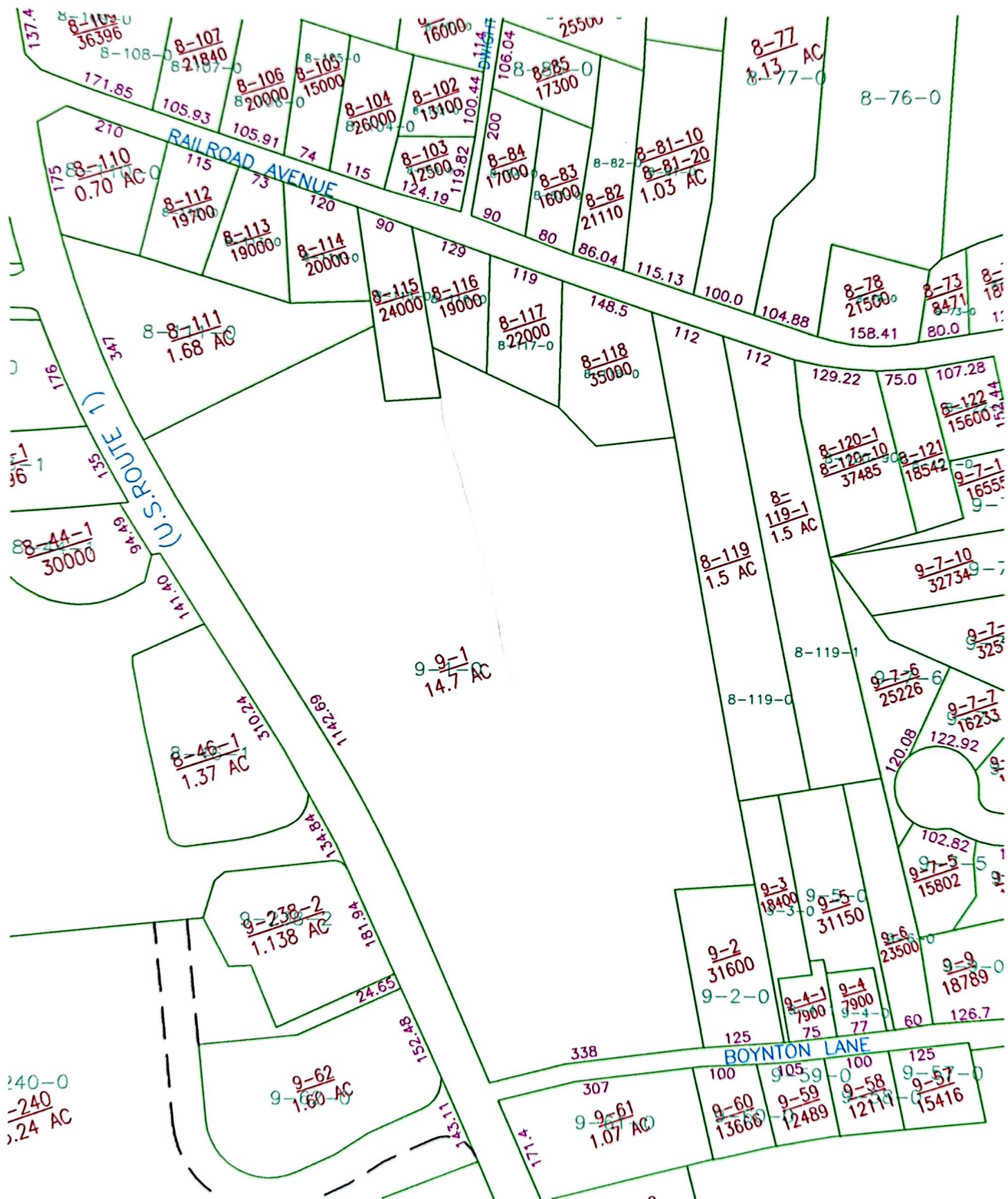
30 Railroad

BK 4029 PG 2097

10/8/10

COPIES of Research
by A.W. Bialobrzewski
delivered 10/19/10

STOCKTON
SERVICES



MAP 8 LOT 115

2219-0013

Know all Men by These Presents:

THAT Gerald F. Giles of Portsmouth, Rockingham County, New Hampshire,

APR 8 2 22 PM '74

REG'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Executer ~~under the will~~ (administrat or of the estate) ~~(trustee under the will~~
(guardian) ~~(conservator)~~ (receiver of the estate) ~~(commissioner)~~ of
Clifton B. Knowles, late of Seabrook, said County and State

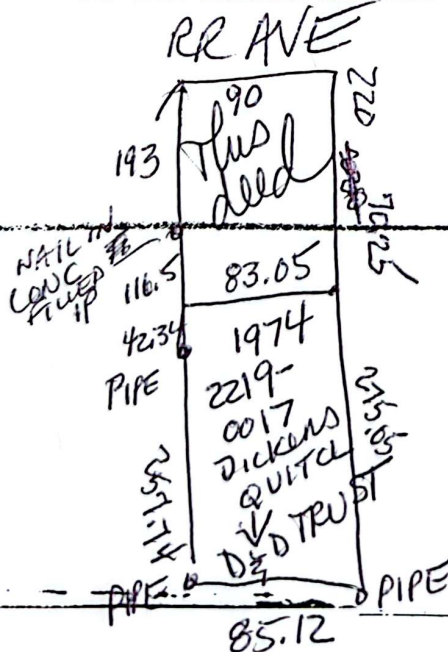
by the power conferred by
license dated February 5, 1974 , and every other power, for
One Dollar and other valuable consideration (\$ 1 . 00) dollars paid, grant to

Richard H. Dickens and Raeleen F. Dickens as joint tenants with the right of survivorship both of Railroad Avenue, Seabrook, New Hampshire
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- (1) Southerly along land now or formerly of Boynton two hundred twenty (220) feet, more or less, to a point; thence running
- (2) South 00° 51' 46" east along land of Demoulas seventy and 25/100 (70.25) feet to a point; thence turning and running
- (3) North 88° 44' 53" west by land of Demoulas eighty-three and 05/100 (83.05) feet to a point; thence turning and running
- (4) Northerly by land of Demoulas one hundred sixteen and 5/10 (116.5) feet to a nail in a concrete filled pipe; thence
- (5) Continuing northerly partly by land now or formerly of Wm. Durkee one hundred ninety-three (193) feet, more or less, to a point in the southerly line of Railroad Avenue; thence turning and running
- (6) Easterly by said Railroad Avenue ninety (90) feet, more or less, to the point of beginning.

For title reference see Estate of Clifton B. Knowles



MAP 8 LOT 115

5052-1738 RERECORD

↑ 2009

5046-636
spelling error

O/R 8/27/09

↑ 5046-636

Richard H & Raelan F Dickens

↑ 2219-0013

Estate of Ston Knowles

~~STON KNOWLES~~

Clifton Knowles

12/8/17
R 4/20/18

↑ 721-306

IRA H Collins

J.N.
Tanvorn

Farm Rd so called

L & B	I/E
NODIM	BOYND
NO AC	

4/3/1895
R 4/26/1895

547-293

Thomas Chase

heirs
Thos Chase

heirs
Chase
Tanvorn
Hale
Knowles

land
IAC ±

Wm
Boynton

3/9/1894
R 7/6/1894

537-293

heirs Sally H Chase

First of several parcels

TOR

Post Rd
heirs Joshua Tanvorn
Alva Knowles

Joshua
Tanvorn
owned

as the
fence now
stands
5 AC ±
woodland

Wm
Boynton

heirs Sally Chase
heirs John Chase
(see 567-295)

~~Joshua Tanvorn~~
~~Joshua Tanvorn~~
~~Wm Boynton~~

MAP 8 LOT 116

Katherine D Eaton & Kevin Ryan
RR AVE

5/12/03
R 5/14/03

↑ 4029-2097

Katherine D. Eaton

5/12/03

R 5/14/03

↑ 4029-2095

Warren SF Eaton
Katherine D Eaton

D/R 4/28/95

↑ 3097-1437

Jacob S Fowler Jr & Gail F. Fowler

D/R 6/15/67

↑ 1864-162

9/10/64

Jacob S Fowler Jr (copy)

R 9/11/64

↑ 1733-287

ORIG DESC

Jacob S Fowler & Freda B Fowler

same
except
to RS to
East

RR AVE

PORTION

9/22/56

R 7/2/57

↑ 1437-023 (copy)

Maud M Perkins (unmarried widow)

↑ PORTION

4/7/50

1165-099

11 ACRES (copy)

Walter W. Combs Commissioners deed

Superior Court Hortense Burnham et al vs Wm Peavey et al

TOR MAUD PERKINS > 1950

1179-286 N/L Maud Perkins?

1298-070 (copy)

1309-486 (copy)

1437-023 (copy)

1566-259 Boynton's lane

1990-131 - Old Locke School Hse N/L

28 1662-048 Boynton lane

1662-049 Boynton lane

2083-164 (Sale)

1048-083 N/L

1877-003 tax ad

1880-363 tax sale

1929-429 AD

1934-229 SALE

1944-422 AD

1989-056 sale

Redemption
2294-1533
2756-2326
2756-2327

Locke School Hse

129±
200±
225±
83±

Jacob S Fowler
Freda B Fowler

PALE
E. H. ESMT
2236-1249
G. POLE
#55

Maud Perkins

5/5/75

1126-099



Margie Boynton Peverar
a/k/a ~~Marghan~~ B Peverar

↑ 726-413

Depot Rd

1/2 David Chase

L & B
11 AC ±
Seabrook

1/2 John Chase

1/2 Jonathan Walton

= same -

Hulda A Cleveland

↑ 703-101

Frank^R Dow
639
↑ ~~639~~-164

Exeter Coop
foreclosure

Effie L Peverar

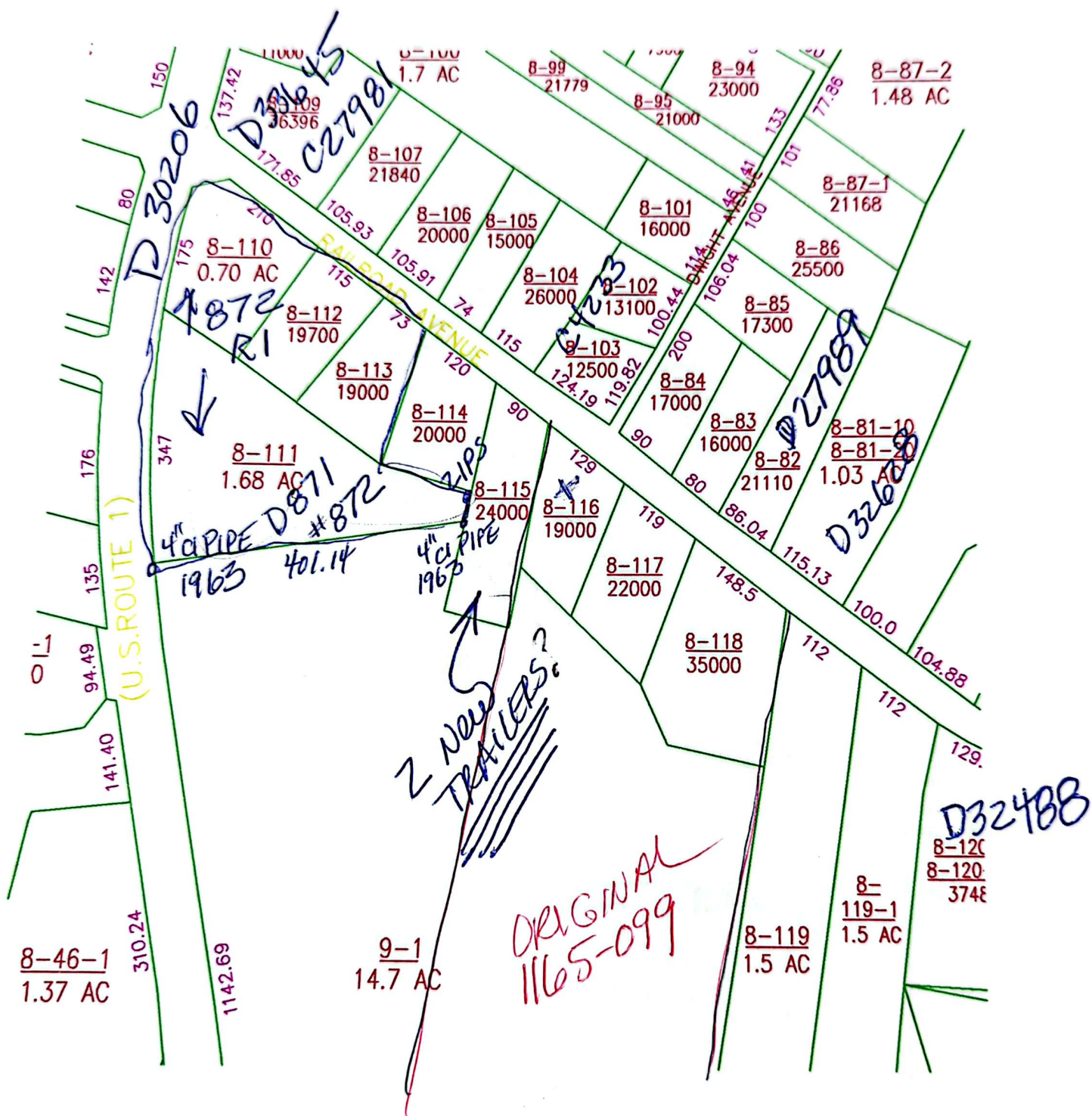
1895 ↑ 563-035

William Boynton



see selected
to chart
John Gore
wills?

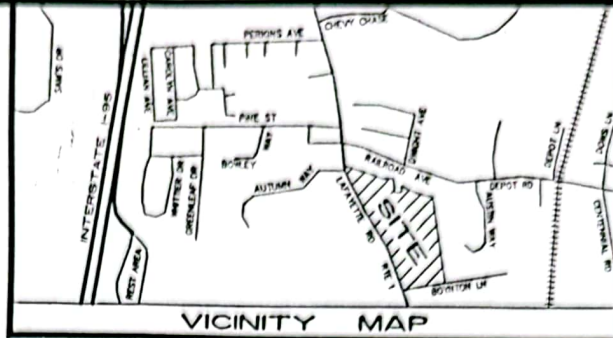
Rd from the
main Rd
to and across RR



29000

PLAN REFERENCES:

1. SURVEY OF PROPERTY, LAFAYETTE HWY & RAILROAD AVE., SEABROOK, NEW HAMPSHIRE, SURVEYED BY: ROBERT B. MALONEY, SCALE: 1"=80', DATED: NOV 18, 1998, WITH REVISIONS THRU JAN 18, 1997. RECORDED: RORD - MICROFILM No. 872
2. PROPOSED PLAN FOR MOBILE HOME DEVELOPMENT, LOT SIZE: 80 FT x 50 FT, ROAD 50 FT WIDE, LAND IN SEABROOK, NH, SCALE: 1"=40 FT, NO DATE. RECORDED: RORD - PLAN No. C-1711
3. THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, PLANS OF PROPOSED FEDERAL AID PROJECT: BTP-HIS-MOS-X-001-1091, NH PROJECT No. 1020K, U.S. ROUTE 17 NH ROUTE 107 ON FILE AT NHDOT



NO.	DATE	REVISION	BY
1	08/01/00	120	
2	08/01/00	130	
3	08/01/00	140	
4	08/01/00	150	
5	08/01/00	160	
6	08/01/00	170	
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86	08/01/00	970	
87	08/01/00	980	
88	08/01/00	990	
89	08/01/00	1000	
90	08/01/00	1010	
91	08/01/00	1020	
92	08/01/00	1030	
93	08/01/00	1040	
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176	08/01/00	1870	
177	08/01/00	1880	
178	08/01/00	1890	
179	08/01/00	1900	
180	08/01/00	1910	
181	08/01/00	1920	
182	08/01/00	1930	
183	08/01/00	1940	
184	08/01/00	1950	
185	08/01/00	1960	
186	08/01/00	1970	
187	08/01/00	1980	
188	08/01/00	1990	
189	08/01/00	2000	
190	08/01/00	2010	
191	08/01/00	2020	
192	08/01/00	2030	
193	08/01/00	2040	
194	08/01/00	2050	
195	08/01/00	2060	
196	08/01/00	2070	
197	08/01/00	2080	
198	08/01/00	2090	
199	08/01/00	2100	
200	08/01/00	2110	
201	08/01/00	2120	
202	08/01/00	2130	
203	08/01/00	2140	
204	08/01/00	2150	
205	08/01/00	2160	
206	08/01/00	2170	
207	08/01/00	2180	
208	08/01/00	2190	
209	08/01/00	2200	
210	08/01/00	2210	
211	08/01/00	2220	
212	08/01/00	2230	
213	08/01/00	2240	
214	08/01/00	2250	
215	08/01/00	2260	
216	08/01/00	2270	
217	08/01/00	2280	
218	08/01/00	2290	
219	08/01/00	2300	
220	08/01/00	2310	
221	08/01/00	2320	
222	08/01/00	2330	
223	08/01/00	2340	
224	08/01/00	2350	
225	08/01/00	2360	
226	08/01/00	2370	
227	08/01/00	2380	
228	08/01/00	2390	
229	08/01/00	2400	
230	08/01/00	2410	
231	08/01/00	2420	
232	08/01/00	2430	
233	08/01/00	2440	
234	08/01/00	2450	
235	08/01/00	2460	
236	08/01/00	2470	
237	08/01/00	2480	
238	08/01/00	2490	
239	08/01/00	2500	
240	08/01/00	2510	
241	08/01/00	2520	
242	08/01/00	2530	
243	08/01/00	2540	
244	08/01/00	2550	
245	08/01/00	2560	
246	08/01/00	2570	
247	08/01/00	2580	
248	08/01/00	2590	
249	08/01/00	2600	
250	08/01/00	2610	
251	08/01/00	2620	
252	08/01/00	2630	
253	08/01/00	2640	
254	08/01/00	2650	
255	08/01/00	2660	
256	08/01/00	2670	
257	08/01/00	2680	
258	08/01/00	2690	
259	08/01/00	2700	
260	08/01/00	2710	
261	08/01/00	2720	
262	08/01/00	2730	
263	08/01/00	2740	
264	08/01/00	2750	
265	08/01/00	2760	
266	08/01/00	2770	
267	08/01/00	2780	
268	08/01/00	2790	
269	08/01/00	2800	

POB
129 173 144 75 148 1/2
OUT
Sep 56
1437-03
1753-287
OUT 64
83
139 1/2
214.5
OUT
Aug 53
1298-0710
R 10/20/53
7575
OUT
June 1953
1309-486
R 3/12/54
180
John Chase

① } 3437-470
② }

Allen K Felch

(2) = all from Maud Perkins
1437-023
except 1733-287